



## PUBLIC HEARING AGENDA

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### Development Review Commission REGULAR MEETING January 26, 2021

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 p.m.

*Due to concerns over COVID-19 exposure, the City has implemented measures to protect our community including the closing of Council Chambers and limiting public attendance to electronic means only. Members of the public may view the live meeting proceedings on Tempe Channel 11 or attend the meeting virtually through Cisco Webex Events at <https://www.tempe.gov/virtualplanning> or by visiting [www.tempe.gov/planning](http://www.tempe.gov/planning) for more information).*

Public comments may be submitted to the assigned Project Planner by email or phone no later than 5:00 p.m. on January 25, 2021. Public comments may also be submitted by clicking [here](#).

#### **CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – [Study Session 1/12/2021](#)
2. Development Review Commission – [Regular Meeting 1/12/2021](#)

**DEVELOPMENT PLAN REVIEW / PRELIMINARY SUBDIVISION PLAT** *The following consist of public meeting items in accordance with the Code. The Commission is the decision-making body for these requests:*

- ~~3. Request an appeal of the December 17, 2019 Staff decision to approve a minor DPR for the **RED DEVIL PLAZA**, located at 204 West Southern Avenue. The appellant is Baron D. Abboud. (PL200274 / CM200453)  
Project Planner: [Steve\\_Abrahamson@tempe.gov](mailto:Steve_Abrahamson@tempe.gov) or (480) 350-8359~~ **ITEM WITHDRAWN FROM AGENDA**

**USE PERMITS & DEVELOPMENT PLAN REVIEW** *The following consist of items requiring a public hearing notice in accordance with the Code. The Commission is the decision-making body for these requests:*

4. Request a Use Permit to allow a massage establishment for **ASTONISHED! MASSAGE AND FACIAL SPA**, located at 2520 East University Drive. The applicant is Astonished! Massage and Facial Spa, LLC. (PL200280)  
Project Planner: [Dalton\\_Guerra@Tempe.gov](mailto:Dalton_Guerra@Tempe.gov) or (480) 350-8652

REPORT: [ASTONISHEDMASSAGEANDFACIALSPA.PDF](#)

5. Request a Use Permit to allow a car wash in the GID zoning district and a Development Plan Review consisting of a new 5,220 square-foot automatic car wash for **SUPER STAR CAR WASH**, located at 1139 West Broadway Road. The applicant is Cawley Architects. (PL200232)  
Project Planner: [Karen\\_Stovall@Tempe.gov](mailto:Karen_Stovall@Tempe.gov) or (480) 350-8432

REPORT: [SUPERSTARCARWASH.PDF](#)

**GENERAL PLAN AMENDMENT / ZONING MAP AMENDMENT / PLANNED AREA DEVELOPMENT OVERLAY**

*The following, including other related requests, consist of items requiring a neighborhood meeting and a public hearing notice in accordance with the Code. The Commission is the recommending body for these requests:*

6. Request a Zoning Map Amendment from HID to MU-4, a Planned Area Development Overlay for an existing office building on Lot 1, a new apartment community on Lot 2 and new 13,500 s.f. retail and restaurant uses on Lot 3 to establish development standards and a Development Plan Review for Lots 2 and 3 for **RIO EAST**; the site is 14.2 acres located at 98 South River Drive. The applicant is Quarles and Brady, LLC. **(PL200251)**  
**Project Planner:** Diana\_Kaminski@Tempe.gov or (480) 858-2391

**REPORT:** [RIOEAST.PDF](#)

**ANNOUNCEMENTS / MISCELLANEOUS:**

7. Commission Member Announcements
8. City Staff Announcements

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. <u>Cases may not be heard in the order listed.</u> The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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